

when the lot holders looked forward to the fact that the termination of their Lease was within a measurable distance; to remedy which the term was extended for a further period of 324 years. The lots became unmarketable, tenants did nothing towards repairing, or in the maintenance or sustenance of their dwellings, if they were habitable till the expiration of the term, and as far as they could be.

In the same year, the Earl of Kimberley (Despatch 26th November, 1880), complained to the Government of the excessive crowding of the houses erected within the neighbourhood of the town, endangering the health of the people, and suggested Colonial Ordinance should be passed limiting the inhabitants of a home to what Health Officers consider a fitting number of human beings.

In the same year, the Earl of Kimberley (Despatch 26th November, 1880), complained to Governor Hennessy that it was necessary to have been done since the date of the Colonial Surgeon, Dr. Ayre, reported to improve the sanitary condition of the parts of the Town of Victoria which are inhabited by Chinese, and that the rapid growth of the population cannot fail to have added to the evil of overcrowding.

Statements have recently been made that, if the sanitary measures proposed by the Sanitary Committee will be adopted, large numbers of people, notwithstanding the cold season, will be obliged to sleep in the streets.

Rents in the colony are simply enormous, the rents charged for European dwelling houses being at least three times as much as the rents obtained in any class suburb of London, while the Post Office Officials could be alone to themselves, have plenty of light, plenty of air, and free communication with the outside world.

The cost of the new Gaol would be large, and it is believed that the Crown would enforce its right of re-entry at the end of 75 years and turn them out. Nor does it appear why there should be any distinction on one side of the harbour to the other; or on lands in the town in the country. It may be urged that particular care should be taken to the state, performing their engagements with the landlord, that where lands have risen in value the landlord should be entitled to the increased increment, at least proportionately with the tenant.

In modern days it has been strenuously urged that the landlord, even if a private individual, has no right to this unequal increment. In effect, the Crown insists upon its right to house the Crown will, at the expiration of 75 years, and the whole value of the improvements effected by the tenant.

The Crown in dealing with Crown Lands is not like some private persons solely seeking to drive a hard bargain at the expense of an individual, but to dispose of its lands in the interests of the whole community.

The Crown, as the Commissioners have endeavoured to show, holds the entire monopoly of all unclaimed land, and in the case of the settlers at Kowloon, and on the Hills, purchasers were, and are, compelled either to accept the terms, or to leave the colony.

The Commissioners are of opinion that this will be a question for a Crown Land Board, or other constituted body, to consider seriously, and to report as to whether any steps can be taken by the Government to afford relief in this respect, by putting land in the market for sale at a reduced Crown Rent or otherwise.

The Government has been asked to make a monopoly of all the land, and an interesting question would either comply with any demand that the Government may demand, or purchase land already sold by Government, and in the hands of private persons, (much of which is in the hands of persons who have bought for investment, or go without).

If the Magistracy is continued there, of course provision would have to be made for prisoners before trial, and for those who are committed to trial, at the Supreme Court.

The Commissioners are of opinion that if the new Registration Ordinance is registered, it will be a question for a Crown Land Board, or other constituted body, to consider seriously, and to report as to whether any steps can be taken by the Government to afford relief in this respect, by putting land in the market for sale at a reduced Crown Rent or otherwise.

The Commissioners feel sure that the same reason which decided the Queen to sanction the extension of the Town Leases from 75 to 999 years, would apply to the extension of the Leases of all their lots from 75 to 999 years.

A new Registration Ordinance is required, under which all new Titles should be registered, but the Registration Ordinance, 3 of 1884, should not be repealed, so that the old Titles may still be kept under that Ordinance until they are all got rid of and absorbed under the new.

The Commissioners, however, have already suggested that some amendments to that Ordinance might be at once made so as to facilitate the bringing of Land under the new system.

Great objection has been taken to the provision in the Leases for the resumption of Land for public purposes at a valuation to be assessed by the Surveyor-General, and the Commissioners are of opinion that the Leases to be issued under this provision might be omitted, and an Ordinance might be passed with similar provisions respecting the valuation of such lands as were prescribed in the Ordinance recently passed for the valuation of lands required for the purpose of constructing Tramways.

With regard to the form of Crown Lease to be hereafter issued the Commissioners are of opinion that the usual covenants might be omitted, as unnecessary, and other covenants might be replaced by the provisions of an Ordinance.

A form of lease might be prepared for the new leases to be issued, leaving it to the authority who shall have the control of these matters to decide as to whether any special covenants are required under special circumstances.

A short time ago a form of mortgage, and also a bond, which might be extensively used in all ordinary transactions.

The Commissioners have attached to this their Report specimens of the various grants and licences issued by the Government or Government Officers.

The Commissioners recommend that provisions should be made for the registration of all Powers of Attorney under which the holder of land are entitled to act for their production, and for examination, copies to be accepted in evidence, and that, with respect to present Titles, which are affected by Powers of Attorney, not being forthcoming, some legislation is desirable.

The Commissioners are also strongly of opinion that it is in every case necessary that the covenants and provisions should be omitted, as unnecessary, and other covenants might be replaced by the provisions of an Ordinance.

In Victoria: Naval Yard 4,326
In Kowloon: Mr. Shadwell 6,333
Mr. Gough 4,323
Out of Victoria: Kowloon 5,073
At Stonecutters' Island the use of a rifle? 600 yards
At Kowloon the use of a rifle, ranging extending to 600 yards
tending to 400 yards
A. R. F.

21.3. 5

say 23 acres or 858.320 square feet.

And the Military Authorities have in their possession about 337 acres or 15,579.720 square feet. Some of this land is at Stonecutters' Island and some at the Peak.

But in addition to this the Commissioners understand that there are tracts of land more especially at Kowloon and at the back of Keung Road, which owing to the restrictions placed upon them by the Military Authorities the Government has the disposal of, although otherwise let to a private Company.

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